

CHAPLIN PLANNING AND ZONING COMMISSION

CHAPLIN, CONNECTICUT

Regular Meeting Minutes

January 9, 2014

The meeting was called to order at 7:18 PM. Members present were Peter Fiasconaro, Doug Dubitsky, Randy Godaire, John Meyer, and Eric Beer. Alternate members present were Bill Ireland and Ken Fortier. Also in attendance was Zoning Enforcement Officer Jay Gigliotti. Unable to attend were regular members Alan Burdick and Dave Garceau and alternate Cesar Beltran.

Ken Fortier was seated for Alan Burdick and Bill Ireland was seated for Dave Garceau.

2. Approval of Minutes: Doug Dubitsky moved to table approval of the minutes of December 12, 2013 until the next meeting. John Meyer seconded the motion and it passed unanimously.

3. Citizens Having New Business: None

4. Old Business:

A. #ZP13-018 – Denton Gates Property Owner/Applicant, Addition to Southwest side of existing commercial building, 174 Willimantic Road:

Norman Thibeault of Killingly Engineering presented the commission with the site plan for the proposed addition to 174 Willimantic Road. The addition is proposed to facilitate the housing of a small engine repair and lawn and garden equipment showroom. Commission members discussed the history and current use of the facility, the issue of traffic ingress and egress at this location, and responsibility of addressing the issue. Mr. Thibeault commented the owners and DOT have communicated and DOT must determine signaling needs which will be the responsibility of the owner to implement. The commission also commented the second egress onto Route 6 was supposed to be closed off per the original site plan. Mr. Thibeault showed the current site plan proposal demonstrates that requirement is met in this proposal. After additional discussion of traffic patterns and proposed site use, **John Meyer moved to approve the site plan as presented for #ZP13-018. Bill Ireland seconded the motion and it passed unanimously.**

5. New Business: None

6. Correspondence: None

7. Report of Zoning Enforcement Officer: Mr. Gigliotti did not present a formal zoning report at this meeting. No new zoning permits have been issued at this time. The commission and ZEO discussed the current standing of the two (2) zoning enforcement violations that were issued in compliance with the new Zoning Enforcement Ordinance for 184 Palmer Road and 262 Willimantic Road. Compliance is slowly moving forward for the property at 184 Palmer Road and Mr. Gigliotti will continue to follow the guidelines of the ordinance for the violation at 262 Willimantic Road in regards to the Automobile Sales and Service violation. Mr. Gigliotti also received a communication from GES Environmental Svcs

regarding an update of the remediation project at Zlotnick's. The commission members also discussed the barns as currently used on Tower Hill Road and Mr. Gigliotti responded that no septic or well is currently on the site, so there are no enforcement issues that can be addressed at this time.

8. Items Pro Re Nata: None

Bill Ireland moved to adjourn at 8:43 PM. Eric Beer seconded the motion and it passed unanimously.

Respectfully submitted,

Jennifer Nelson, Recording Clerk

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